

FORM-2

ENGINEER'S CERTIFICATE

Date: 31/03/2024

To,
M/s. Money Magnum Nest Pvt. Ltd.
Formerly known as Everest Fincap Pvt. Ltd.),
Samruddhi, Office Floor,
Plot No. 157,
18th Road,
Near Ambedkar Garden,
Chembur (E),
Mumbai – 400 071.

Subject: Certificate of Cost Incurred for Development of TERAFORM DWARKA SALE BUILDING NO. 3 / WING – D of the Sale Building No. 3 of the Project having MahaRERA Registration Number **P51800020666**) situated on the Plot bearing C.N. No. / CTS No. 5808 (Pt.) / Survey No. / Final Plot No. 274A (Pt.) of TPS – III Village Ghatkopar Taluka Kurla District Mumbai Suburban District PIN 400 077 admeasuring 8412.20 Sq. Mtrs. area being developed by M/s. Money Magnum Nest Pvt. Ltd. (Formerly known as Everest Fincap Pvt. Ltd.)

Sir,

I **Mr. Shimon Samuel** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project having MahaRERA Registration Number **P51800020666** being developed by M/s. Money Magnum Nest Pvt. Ltd. (Formerly known as Everest Fincap Pvt. Ltd.)

2. We have estimated the cost of Civil, MEP and Allied works required for completion of apartments & proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer /Consultants. The Schedule of items and quantity for the entire work as calculated by **Mr. Shimon Samuel** quantity Surveyor appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us to ascertain /confirm the above analysis given to us.
3. We estimate Total Estimated Cost of completion of the aforesaid Project under reference as **Rs. 31,75,00,000/-** (Total of Table A and B) at the time of registration. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for completion of the apartments & proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale & for the purpose of obtaining occupation certificate/completion certificate for the building(s)/Wing(s)/Layout/Plotted Development from the **Slum Rehabilitation Authority (SRA)** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 25,37,31,643/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of input materials/services used & unit cost of these items.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate /Completion Certificate from the Slum Rehabilitation Authority (SRA) (planning Authority) is estimated at **Rs 6,37,68,357**-Total of Table A and B).
6. I, certify that the Cost of the Civil, MEP and allied work for the apartments & proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE A

Building/Wing bearing number 'D' or called Terraform Dwarka D Wing

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 16.04.19 Date of Registration is applied	Rs. 19,50,00,000
2	Cost incurred as on 31.03.2024 (based on Estimated cost)	Rs. 7,63,51,882/-
3	Work done in Percentage (as percentage of the Estimated cost)	39.15%
4	Balance Cost to be incurred (Based on estimated cost)	Rs. <u>11,86,48,118/-</u>
5	Cost incurred on Additional/Extra Items as on 31.03.2024	Rs. 0

TABLE A

REHAB building bearing number 'Rehab 1 and 2'

(Rehab 1 Completed – OC received; Rehab 2 – Ongoing)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the buildings as on 31.05.17 Date of Registration is 04.08.17	Rs. 60,60,00,000/-
a	Cost apportioned to Terraform Dwarka Wing B (RERA regn P51800002826)	Rs. 17,96,00,000/-
b	Cost apportioned to Terraform Dwarka Wing A (RERA regn P51800002718)	Rs. 15,89,00,000/-
c	Cost apportioned to Terraform Dwarka Wing C (RERA regn applied)	Rs. 14,50,00,000/-
d	Cost apportioned to Terraform Dwarka Wing D (This Project)	Rs. 12,25,00,000/-
2	Cost incurred as on 31.03.2024 (based on Estimated cost)	Rs. 75,26,19,026/-
a	Cost incurred towards Terraform Dwarka Wing B (RERA regn P51800002826)	Rs. 17,96,00,000/-
b	Cost incurred towards Terraform Dwarka Wing A (RERA regn P51800002718)	Rs. 19,78,19,632/-
c	Cost incurred towards Terraform Dwarka Wing C (RERA regn applied)	Rs. 19,78,19,632/-
d	Cost incurred towards Terraform Dwarka Wing D (This Project)	Rs. 17,73,79,761/-
3	Work done in Percentage (as percentage of the Estimated cost)	100.00%
4	Balance Cost to be incurred (Based on estimated cost)	Rs 0/-
5	Cost incurred on Additional/Extra Items as on 31.03.2024 not included in the Estimated cost (Annexure A)	Rs. 0

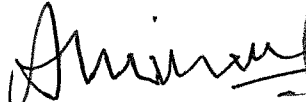
TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

This is the cost of the complete common (2) basements, ground and podium floor:

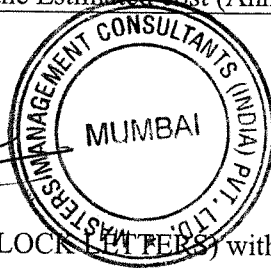
Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 16.04.19 Date of Registration is Applied	NA
2	Cost incurred as on 31.03.2024 (based on Estimated cost)	NA
3	Work done in Percentage (as percentage of the Estimated cost)	NA
4	Balance Cost to be incurred (Based on estimated cost)	NA
5	Cost incurred on Additional/Extra Items as on 31.03.2024 not included in the Estimated cost (Annexure A)	NA

Yours Faithfully



SHIMON SAMUEL

Signature & Name (IN BLOCK LETTERS) with stamp of Engineer



Local Authority License no.....(If applicable)

Agreed and Accepted by:

Signature of Promoter



Name: UDAY MOTA

Date:

Table C

List of Extra/Additional/Deleted Items considered in Cost
(which were not part of the original Estimate of Total Cost)

NOT APPLICABLE